



AMPNEY CLOSE  
ECCLES

£1,300

 3 BEDROOMS

 1 BATHROOM

 2 RECEPTIONS

 EPC GRADE:- C



**VITALSPACE**  
INDEPENDENT ESTATE AGENTS



# Ampney Close, Eccles, M30 7NL

## PROPERTY DETAILS

**\*\*AVAILABLE 15-07-24\*\* - \*\*VIDEO TOUR\*\*** - VITALSPACE ESTATE AGENTS are delighted to offer for rental this THREE BEDROOM detached property situated within a popular residential area of Eccles, close by to Eccles Town Centre, the Trafford Centre and motorway networks. The accommodation briefly comprises, entrance hallway, a useful downstairs WC, a generously sized living room, a dining room and a modern kitchen fitted with a comprehensive range of high gloss white wall and base units. To the first floor level, a split level landing provides entry into three well proportioned bedrooms and bathroom to the first floor. The property also benefits from gas central heating and is fully double glazed throughout. Externally, this property benefits from driveway parking to the front of the property whilst to the rear, a large fenced rear garden can be found. This property is well positioned a short distance from Monton, Eccles and the Trafford centre offering excellent access to the the motorway network M60, local tram service at Eccles and bus service all providing an easy commute to most surrounding areas! walking distance to local shops and recreation facilities. There are also a variety of well rated schools within the vicinity. Available from the 15-07-24 on an unfurnished basis. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

## NOTE

This property is available from the 15-07-24 from the on an unfurnished basis with a minimum 6 month tenancy. The rent will be payable monthly, in advance and will be exclusive of council tax and all other utilities. A security deposit of the equivalent of one month's rent plus £100.00 will be payable prior to the tenancy start date. Restrictions; Tenant(s) income no less than monthly rent x 30

Right to Rent in the UK checks will be completed via our referencing agency before a tenancy can be granted. All tenants over the age of 18 must provide original relevant identification documents at the point of submitting an application to rent. If your looking to apply for this property, please visit our website where you can complete our online rental application form.

## TERMS

All photographs are provided for guidance only.  
Redress scheme provided by: The Property Ombudsman  
Client Money Protection provided by: Propertymark – C0124317

EPC Grade:- C  
Council Tax Band - C  
Tenure – Leasehold

